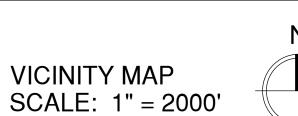
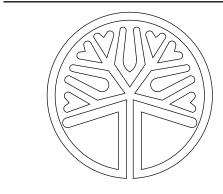
IN THE N.E. 1/4 OF THE N.W. 1/4 SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M. CITY OF MONROE

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1031 185TH AVE NE SNOHOMISH, WA 98290 TEL: 425.346.1905



STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS: # DESCRIPTION DATE

KESTREL RIDGE
NNED RESIDENTIAL DEVELOPMENT
3217 & 13305 CHAIN LAKE ROAD
MONROE, WA 98272

DRAWING TITLE:

LANDSCAPE PLAN

APPLICANT:

PROSPECT DEVELOPMENT, LLC
2913 5TH AVENUE NE
PUYALLUP, WA 98372
CONTACT: MARK HOLLAND
425 745-9176

DRAWING INFORMATION

ODG PROJECT #: 18-218

DRAWN BY: KL

CHECKED BY: KL

DATE

AUGUST 7, 2018

SHEET NO:

GENERAL NOTES

The General Contractor is to provide subgrades 4" below hard surfaces plus/minus .1

All rough grading shall be positive, draining away from all structures.

All stones larger than 1.5" diameter shall be removed from the growing medium.

Topsoil shall be provided in accordance to BMP T5.13 in WSDOE Stormwater Management Manual for Western Washington.

All bed areas to receive 2" of fine ground fir or hemlock bark, composition mulches are not an acceptable alternative.

Trees and shrubs are to be planted at a depth 3/4" higher than the level that they were grown in the nursery.

Bark mulch is not to be placed above the root crown.

All plants shall at least conform to the minimum standard established by the american association of nurserymen.

Lawn areas are to be hydroseeded per manufacturer's specifications, or approved equal. Remove all stones larger than 1" from lawn areas.

Landscaping shall be planted and maintained in a manner so as to provide a 3' clear space around the circumference of fire hydrants.

Substitutions are strongly discouraged. If plant availability is a problem, contact the Landscape Architect for sources or acceptable alternatives.

If the site work is different than shown on the Landscape Plan, or poor soils and debris are discovered, requiring changes to the Landscape Plan, contact the Landscape Architect for instruction.

The Landscape Contractor is responsible for maintaining the landscape during installation, until final acceptance by the owner's representative.

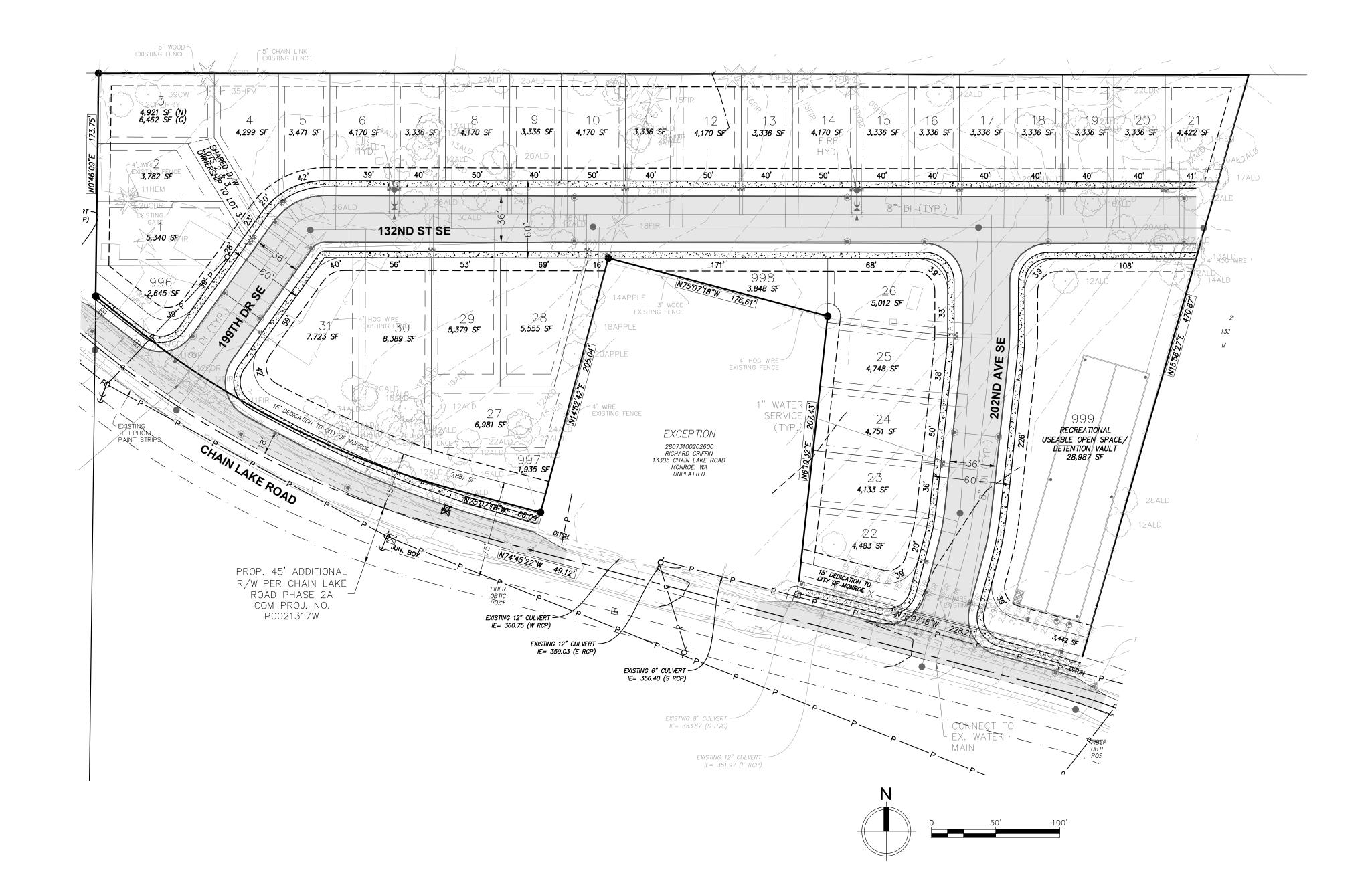
The Landscape Contractor shall warranty all materials and workmanship for a period of one year, from the time of final acceptance.

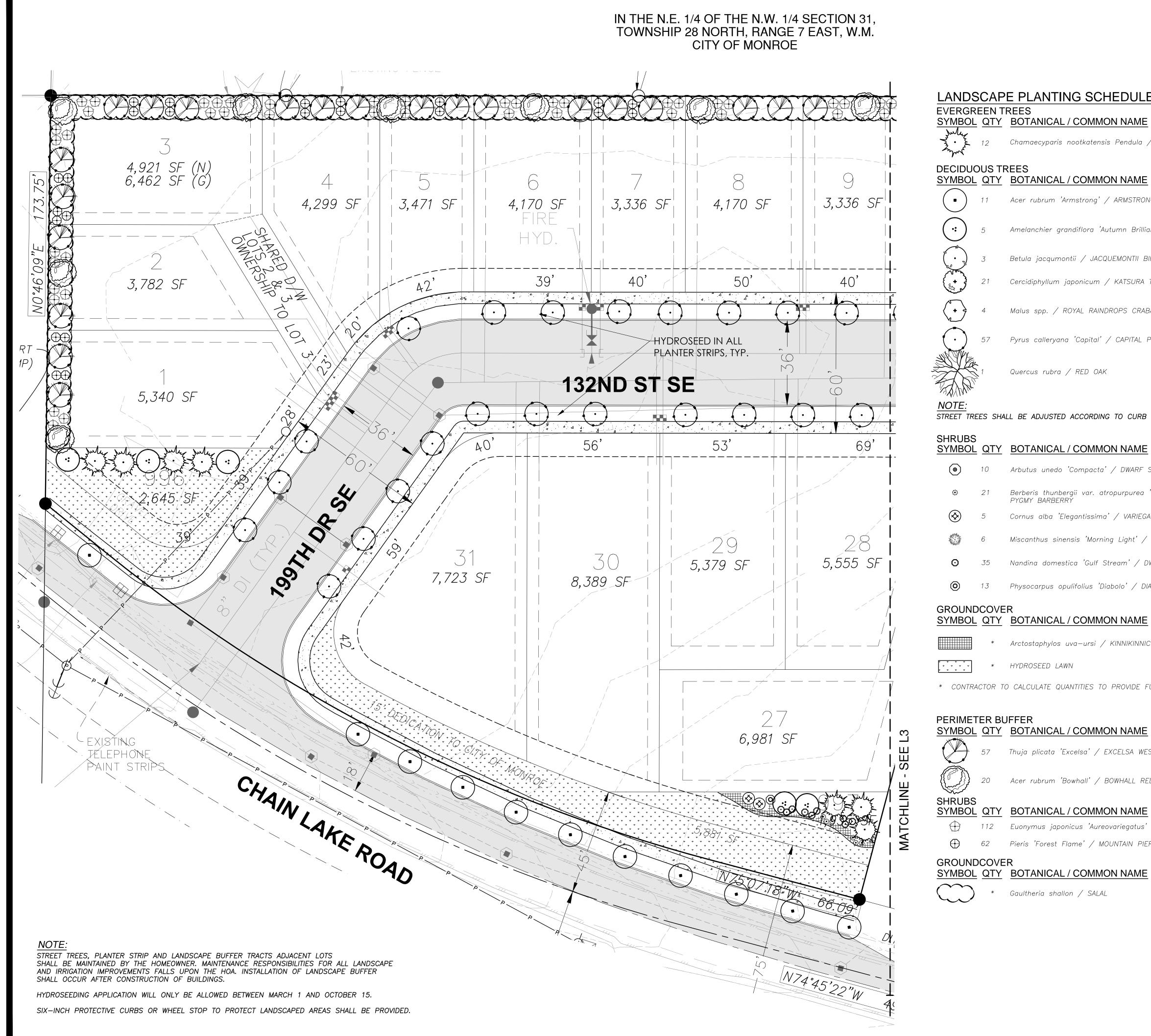
During the warranty period, the Landscape Contractor will not be responsible for plant death caused by unusual climatic conditions, vandalism, theft, fire, or poor maintenance practices. The Landscape Architect shall have sole authority to

Plant counts provided are estimates only. contractor is responsible for calculating all

TREE RETENTION

Existing on-sitre trees are unable to be retained because of proposed construction of lots and infrastructure.





LANDSCAPE PLANTING SCHEDULE **EVERGREEN TREES** SYMBOL QTY BOTANICAL / COMMON NAME CONDITION Chamaecyparis nootkatensis Pendula / WEEPING ALASKA CEDAR 6' MIN. HT. B&B., SPACING AS SHOWN **DECIDUOUS TREES** SYMBOL QTY BOTANICAL / COMMON NAME CONDITION B&B., 25' O.C. OR Acer rubrum 'Armstrong' / ARMSTRONG RED MAPLE 2" CAL. AS SHOWN BRANCHED AT 8' HT. Amelanchier grandiflora 'Autumn Brilliance' / SERVICEBERRY 2" CAL. B&B., SPACING AS SHOWN Betula jacqumontii / JACQUEMONTII BIRCH B&B., SPACING AS SHOWN 2" CAL. B&B., 25' O.C. OR Cercidiphyllum japonicum / KATSURA TREE 2" CAL. AS SHOWN BRANCHED AT 8' HT. B&B., 25' O.C. OR + Malus spp. / ROYAL RAINDROPS CRABAPPLE 2" CAL. AS SHOWN BRANCHED AT 8' HT. B&B., 25' O.C. OR Pyrus calleryana 'Capital' / CAPITAL PEAR 2" CAL. AS SHOWN BRANCHED AT 8' HT. SPACING AS SHOWN Quercus rubra / RED OAK 2" CAL. BRANCHED AT 8' HT. STREET TREES SHALL BE ADJUSTED ACCORDING TO CURB CUT LOCATIONS. **SHRUBS** SYMBOL QTY BOTANICAL / COMMON NAME SIZE CONDITION CONTAINER GROWN 2 GAL. MIN. Arbutus unedo 'Compacta' / DWARF STRAWBERRY TREE SPACING AS SHOWN CONTAINER GROWN 2 GAL. MIN. Berberis thunbergii var. atropurpurea 'Crimson Pygmy / SPACING AS SHOWN CONTAINER GROWN Cornus alba 'Elegantissima' / VARIEGATED RED TWIG DOGWOOD 2 GAL. MIN SPACING AS SHOWN 2 GAL. MIN Miscanthus sinensis 'Morning Light' / SILVER MAIDEN GRASS SPACING AS SHOWN CONTAINER GROWN Nandina domestica 'Gulf Stream' / DWARF HEAVENLY BAMBOO 2 GAL. MIN SPACING AS SHOWN CONTAINER GROWN SPACING AS SHOWN Physocarpus opulifolius 'Diabolo' / DIABOLO NINE BARK 2 GAL. MIN GROUNDCOVER SYMBOL QTY BOTANICAL / COMMON NAME CONDITION Arctostaphylos uva—ursi / KINNIKINNICK 4" POTS CON. GRWN., 12" O.C. * HYDROSEED LAWN * CONTRACTOR TO CALCULATE QUANTITIES TO PROVIDE FULL COVERAGE PERIMETER BUFFER

Thuja plicata 'Excelsa' / EXCELSA WESTERN RED CEDAR

112 Euonymus japonicus 'Aureovariegatus' / GOLD SPOT EUONYMUS

Acer rubrum 'Bowhall' / BOWHALL RED MAPLE

Pieris 'Forest Flame' / MOUNTAIN PIERIS

Gaultheria shallon / SALAL

SIZE

6' MIN. HT.

2" CAL.

21" MIN. HT.

21' MIN. HT.

1 GAL. MIN.

CONDITION

B&B., 15' O.C.

B&B., 20' O.C.

CONDITION

CONDITION

BRANCHED @ 8' HT

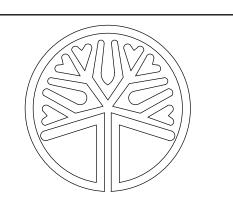
CON. GRWN. 4' O.C.

CON. GRWN. 4' O.C.

CON. GRWN. 12" O.C.



1031 185TH AVE NE SNOHOMISH, WA 98290 TEL: 425.346.1905



STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT KRYSTAL LOWE LICENCE NO. 1206

DATE

REVISIONS:

DESCRIPTION

DRAWING TITLE: LANDSCAPE PLAN

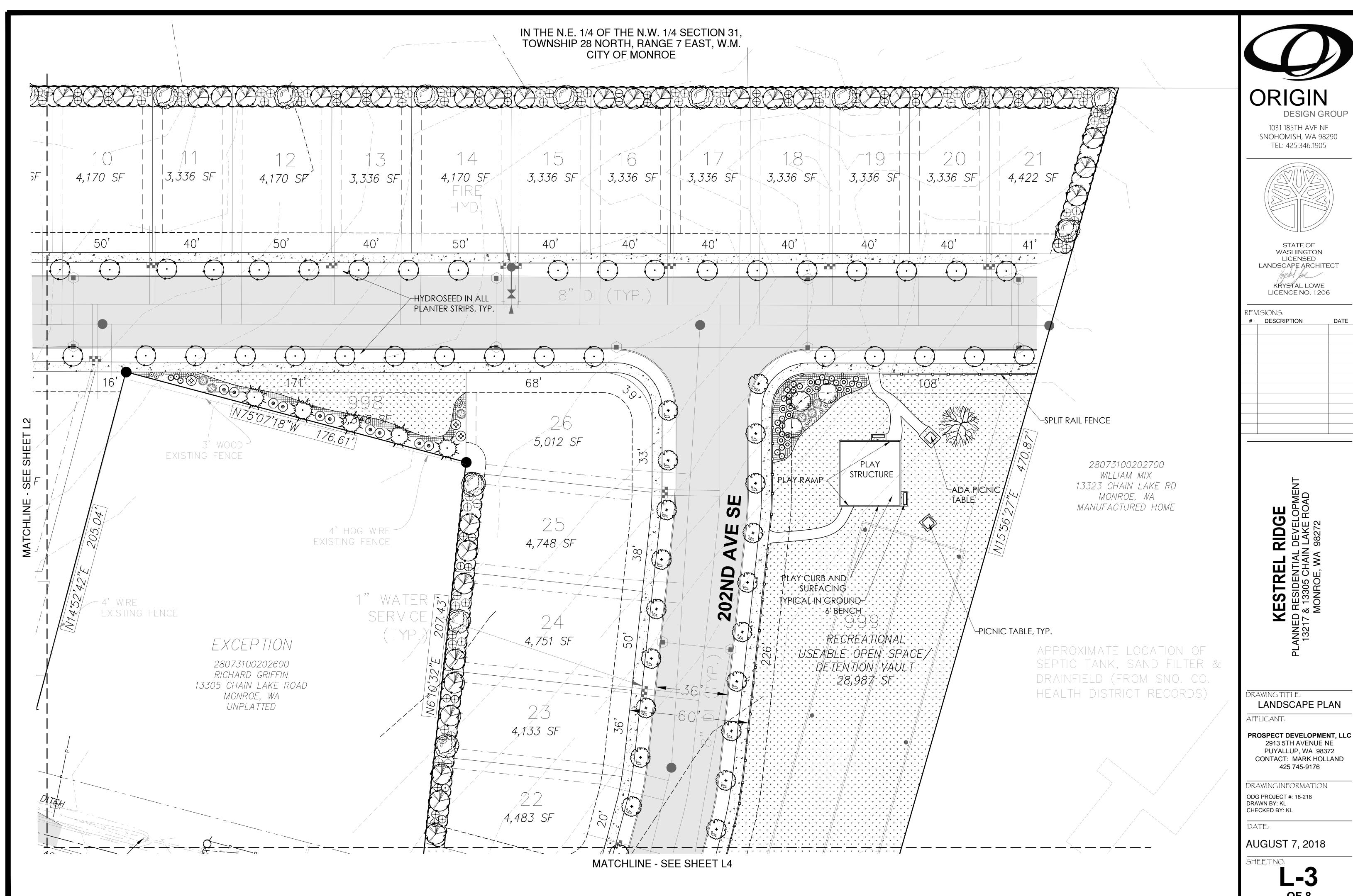
APPLICANT:

PROSPECT DEVELOPMENT, LLC 2913 5TH AVENUE NE PUYALLUP, WA 98372 CONTACT: MARK HOLLAND 425 745-9176

DRAWING INFORMATION ODG PROJECT #: 18-218 DRAWN BY: KL CHECKED BY: KL

AUGUST 7, 2018

SHEET NO:





OF 8

IN THE N.E. 1/4 OF THE N.W. 1/4 SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M. CITY OF MONROE MATCHLINE - SEE SHEET L4 **ORIGIN** 1031 185TH AVE NE SNOHOMISH, WA 98290 TEL: 425.346.1905 SPLIT RAIL FENCE 3, 4,4/2, 3,5°, × 2" CULVERT 03 (E RCP) HYDROSEED IN ALL-PLANTER STRIPS, TYP. EXISTING 6" CULVERT IE= 356.40 (S RCP) LICENSED LANDSCAPE ARCHITECT KRYSTAL LOWE LICENCE NO. 1206 REVISIONS: # DESCRIPTION Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs (3) 2" BVC ROUND STAKES SET **OÚTSIDE ROOTBALL** TREE ROOT BARRIER INSET INTO CONCRETE. (REMOVE AFTER ONE YEAR.) BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS —2-STRANDS #10 GAUGE WIRE W/ VINYL HOSE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET BACKFILL WITH EXISTING -FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD SOIL. IF UNSUITABLE GUY AT 3 POINTS - BARK MULCH 2" DEPTH Top of root barrier 2" (5cm) below finish grade of curb TREE ROOTS. SOIL IS FOUND, CONTACT PER TREE EQUAL SPACED KEEP CLEAR OF TRUNK BASE LANDSCAPE ARCHITECT. INSTALLATION SEQUENCE: - SM. BERM/WATER BASIN - FLAG WIRES FINISH GRADE -1. Prepare base and subgrade 2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) Compacted crushed base below finish grade of top of curb. CUT AND REMOVE TWINE — FINISH GRADE OF MULCH 3. Place root barrier in trench, vertical ribs must AND BURLAP FROM TOP face toward tree roots. AND SIDES OF ROOTBALL. 4. Backfill and compact to requirements. Subgrade compaction (REMOVE ALL WIRE TREE GUY STAKE 5. Place form material against barrier (It may be AS SPECIFIED Typical DeepRoot UB 24-2 BASKETS.) nailed from the outside of the form) - COMPACTED NATIVE SOIL WHERE TREES OCCUR IN LAWN AREAS, PROVIDE 2X ROOT BALL WIDTH 3' DIA MULCH ĆIRCLE. TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK INSTALLATION SEQUENCE: WITH DEEPROOT TREE ROOT BARRIER INSET INTO NOTE: DRIVE STAKES UNTIL FIRM IN GROUND TO SUPPORT TREE. R CONCRETE . Prepare base and subgrade 2. Trench to appropriate depth for BARRIER INSTALLED IN A TRENCH IN SUBGRADE installation of root barrier so that WHICH IS THEN COMPACTED. BARRIER IS SET top of barrier is 2" (5cm) below SO THAT TOP EDGE WILL BE 2" (5CM) ABOVE finish grade of top of sidewalk (or TREE PLANTING / STAKING TREE GUYING COMPACTED BASE (or halfway between base halfway between top of compacted base and finish grade of SW). BARRIER RIBS and finish grade of SW) 4 SCALE: FACE TOWARD TREE ROOTS. 3. Place root barrier in trench, vertical ribs must face toward tree roots. 4. Backfill and compact to requirements. 5. Place form material against barrier - REMOVE UNTREATED BURLAP (It may be nailed from the outside 1.5 D FROM TIP 1/3 OF ROOTBALL of the form) REMOVE TRÉATED BURLAP DRAWING TITLE: OR WIRE BASKETS Rootball COMPLETELY. Subgrade compaction Compacted crushed base. LANDSCAPE PLAN Diameter INSTALL 1" ABOVE CONTAINER PLANTS-SCORE Typical DeepRoot UB 24-2 ("D") CONTAINER DEPTH ROOTBALLS IN 3 PLACES TO 1/2" DEPTH. INSTALL FERTILIZERS PER IMPORTANT NOTE: Tree location must align with "as—built" center of barrier. MANUFACTURERS APPLICANT: INSTALL GROUNDCOVERS RECOMMENDATIONS PLACE 2" LAYER OF AS SPECIFIED SPECIFIED MULCH - TOP DRESSING PROSPECT DEVELOPMENT, LLC OVER PLANTING BED. TOP DRESSING FERTILIZER — 1/2 SPACING DISTANCE FERTILIZER. SEE SPECIFICATION. 2913 5TH AVENUE NE AS SPECIFIED PUYALLUP, WA 98372 TYPICAL FINISHED GRADE — PROVIDE WATER Top of root barrier 2" -(5cm) below finish grade of curb W/ 2" LAYER SPECIFIED CONTACT: MARK HOLLAND SAUCER. MULCH. VERIFY SAUCER BACKFILL PLANTING FINISH GRADE OF SOIL. DRAWING INFORMATION PIT WITH SPECIFIED PLANTING BED MIX OF NATIVE AND WITH 2" MULCH -PLANT TABS. QUANTITY ODG PROJECT #: 18-218 IMPORTED SOIL. ACCORDING TO MANUFACTURER'S Curb and Gutter DRAWN BY: KL SPECIFICATIONS. Typical DeepRoot UB 24—2. Minimum 8 linear feet in each direction of tree center along sidewalk. CHECKED BY: KL MOUND CENTER 5/8" (16mm) _ DeepRoot UB 24-2 OF PLANTING PIT COMPACT TO SUBGRADE DATE: DENSITY. PLAN VIEW OF SPACING -PLANTING FERTILIZER SCORE ROOTBALL 3 PLACES TO 1/2" DEPTH AROUND ROOTBALL AUGUST 7, 2018 INSTALL 1" ABOVE CONTAINER DEPTH BACKFILL W/ NOTE: ALL STREET TREES SHALL HAVE ROOT BARRIERS. ROOT BARRIERS REQUIRED ADJACENT APPROVED TOPSOIL TO CURB AND GUTTER AND BACK OF SIDEWALK. DETAIL APPLIES TO TREES, SHRUBS AND GROUNDCOVER PLANTINGS. SHEET NO: 4 GROUNDCOVER PLANTING 5 ROOT BARRIER SHRUB PLANTING

DESIGN GROUP

STATE OF WASHINGTON

425 745-9176

IN THE N.E. 1/4 OF THE N.W. 1/4 SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M. CITY OF MONROE

Product Name:

Manufacturers:

Model Number:

Description:

Installation:

Quantity:

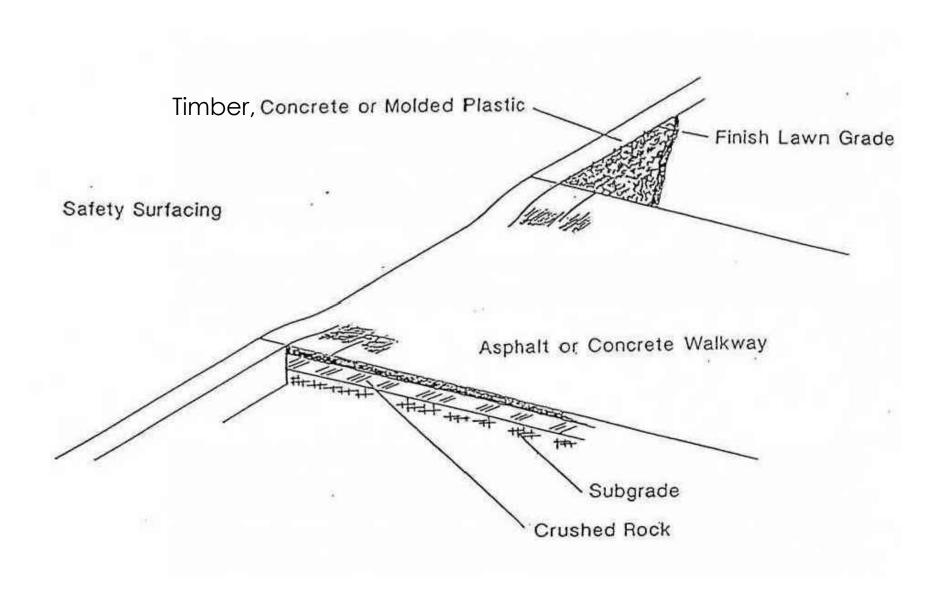


PLAYSYSTEM PRODUCT CODE: PE-7785 RECYCLED PLASTIC POWDER COATED SAFE USE AREA: 30' X 32' QTY: 1 PACIFIC OUTDOOR PRODUCTS 1 (425) 432-6000

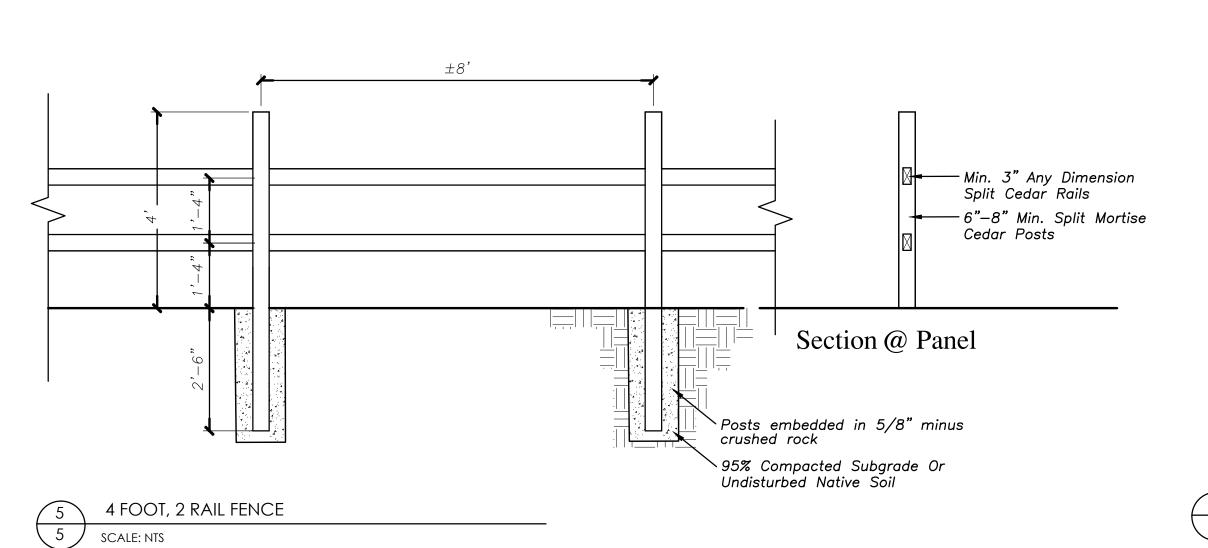
OR EQUIVALENT

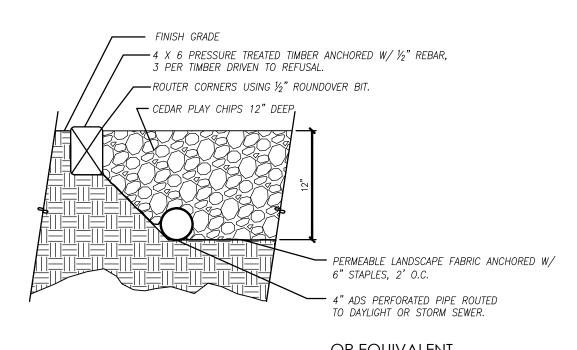
- 26 1/2" **-** − 34" FINISH GRADE Manufacturers: Pacific Outdoor Products (425) 432-6000 Product Name: IN-GROUND BENCH SIDE VIEW Model Number: SE-5165 Description: Quantity: OR EQUAL 6' (1.8M), RECYCLED PLASTIC Heavy Duty 46" square single pedestal ADA picnic table 1-800-235-2440 46" Square Coated Expanded Metal Table In-ground 6'- 2-7/8" 6'-2-7/8" 4" GRAVEL #4 REBAR @ 24" O.C.
TOP AND BOTTOM

TYP. IN-GROUND ADA PICNIC TABLE INSTALLATION



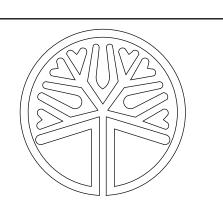
PLAYCURB RAMP





OR EQUIVALENT PLAY SURFACING SCALE: NTS

ORIGIN **DESIGN GROUP** 1031 185TH AVE NE SNOHOMISH, WA 98290 TEL: 425.346.1905



STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT KRYSTAL LOWE

LICENCE NO. 1206 REVISIONS: # DESCRIPTION DATE

DRAWINGTITLE: LANDSCAPE PLAN

APPLICANT:

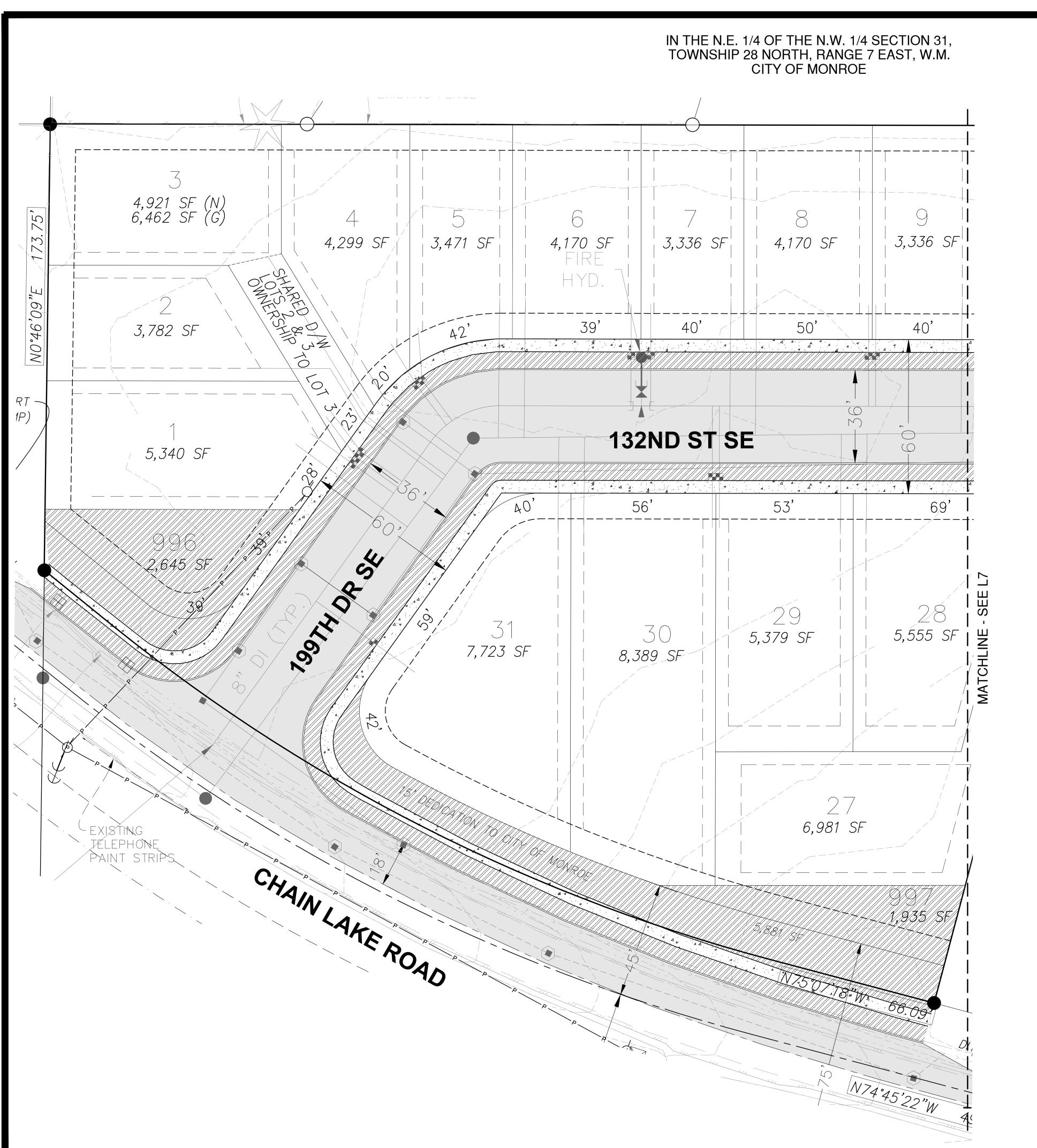
PROSPECT DEVELOPMENT, LLC 2913 5TH AVENUE NE PUYALLUP, WA 98372 CONTACT: MARK HOLLAND 425 745-9176

DRAWING INFORMATION ODG PROJECT #: 18-218 DRAWN BY: KL CHECKED BY: KL

DATE:

AUGUST 7, 2018

SHEET NO:



IRRIGATION NOTES

IRRIGATION TRENCH DEPTHS, 18" FOR MAINLINE, 12" FOR LATERAL LINES. TRENCHES SHALL BE FREE OF ALL DEBRIS THAT CAN RESULT IN DAMAGE TO THE PIPING.

SET VALVE BOXES SQUARE TO ADJACENT BUILDINGS, WALKS OR PARKING.

PLAN IS DIAGRAMMATIC, STANDARD TRADE PRACTICES TO BE EMPLOYED TO INSURE ECONOMY OF TRENCHING AND SLEEVING. EXACT LOCATION OF LINES AND HEADS MAY BE ALTERED BY CONTRACTOR TO PROVIDE BEST WATER COVERAGE.

OWNER TO PROVIDE DEDUCT/EXEMPT METER AS REQUIRED BY WATER PURVEYOR.

SWING JOINTS TO BE EITHER TRIPLE SWING JOINTS OR TORO FUNNY PIPE.

LEAVE A MINIMUM OF 3' OF ADDITIONAL CONTROL WIRE LOOPED AT EACH VALVE BOX. ATTACH CONTROL WIRES TO THE ADJACENT PIPING WITH ELECTRICAL TAPE, AT LEAST EVERY 20'. RUN 3 SPARE WIRES ALONG ENTIRE LENGTH OF MAINLINE, LOOP THROUGH EACH VALVE BOX TO FARTHEST VALVE BOX EACH DIRECTION.

METER SIZE

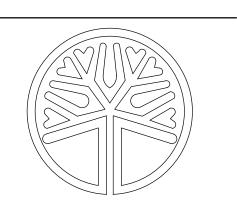
IRRIGATION AREAS



IRRIGATION HEAD LAYOUT, PIPING, SLEEVING AND DETAILS TO BE PROVIDED WITH FINAL LANDSCAPE PLAN.



1031 185TH AVE NE SNOHOMISH, WA 98290 TEL: 425.346.1905



STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT KRYSTAL LOWE

LICENCE NO. 1206

REVISIONS: # DESCRIPTION

KESTREL RIDGE
PLANNED RESIDENTIAL DEVELOPMENT
13217 & 13305 CHAIN LAKE ROAD
MONROE, WA 98272

DRAWING TITLE: **IRRIGATION PLAN**

APPLICANT:

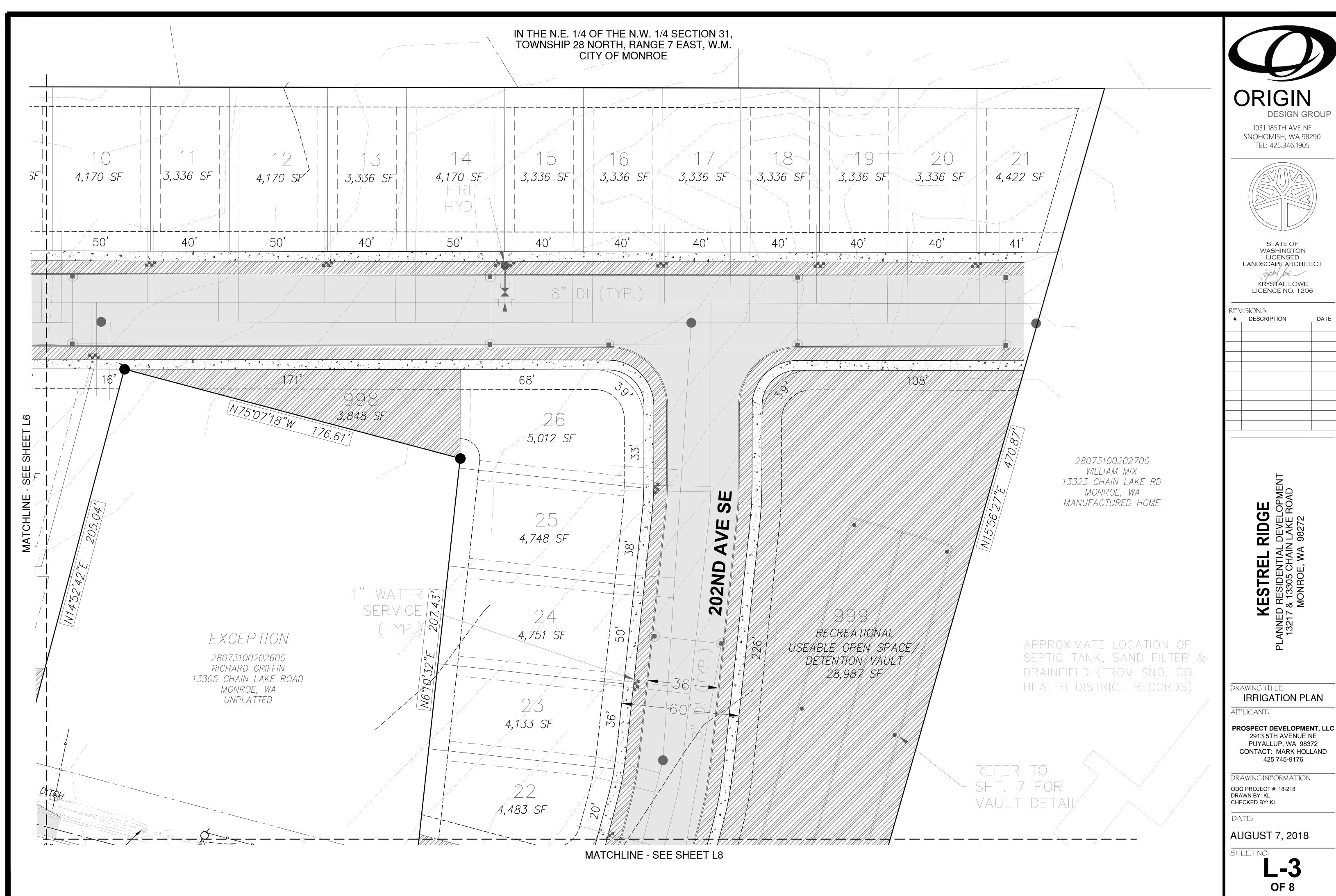
PROSPECT DEVELOPMENT, LLC 2913 5TH AVENUE NE PUYALLUP, WA 98372 CONTACT: MARK HOLLAND 425 745-9176

DRAWING INFORMATION ODG PROJECT #: 18-218 DRAWN BY: KL CHECKED BY: KL

AUGUST 7, 2018

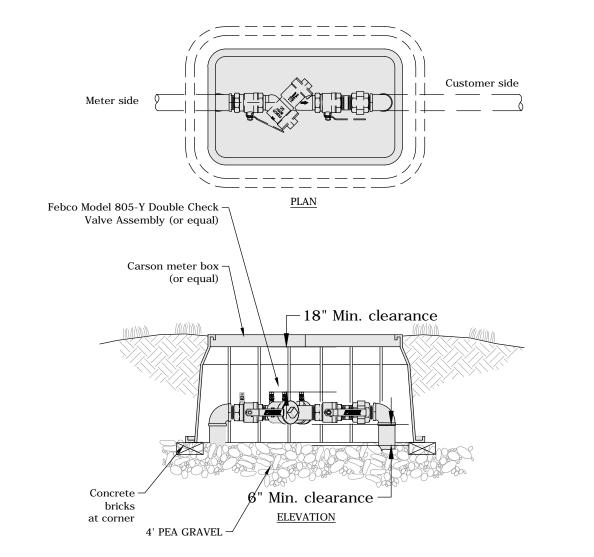
SHEET NO:

L-6 OF 8





IN THE N.E. 1/4 OF THE N.W. 1/4 SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M. CITY OF MONROE MATCHLINE - SEE SHEET L7



1 BACK FLOW PREVENTOR

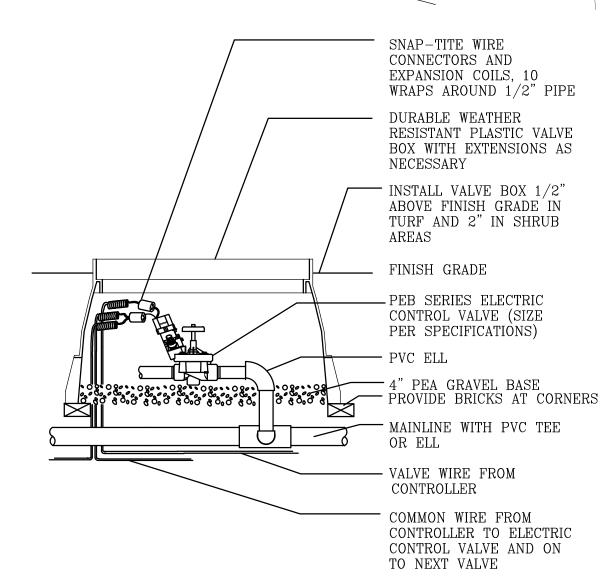
8 SCALE: NTS

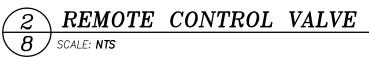
EXISTING 6" CULVERT

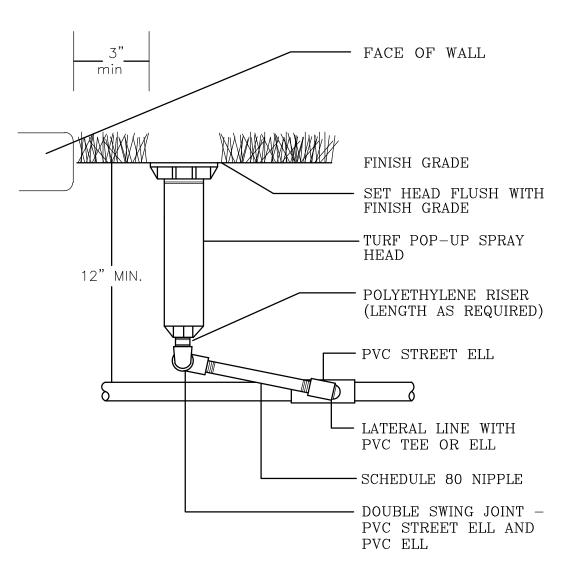
IE= 356.40 (S RCP)

2" CULVERT

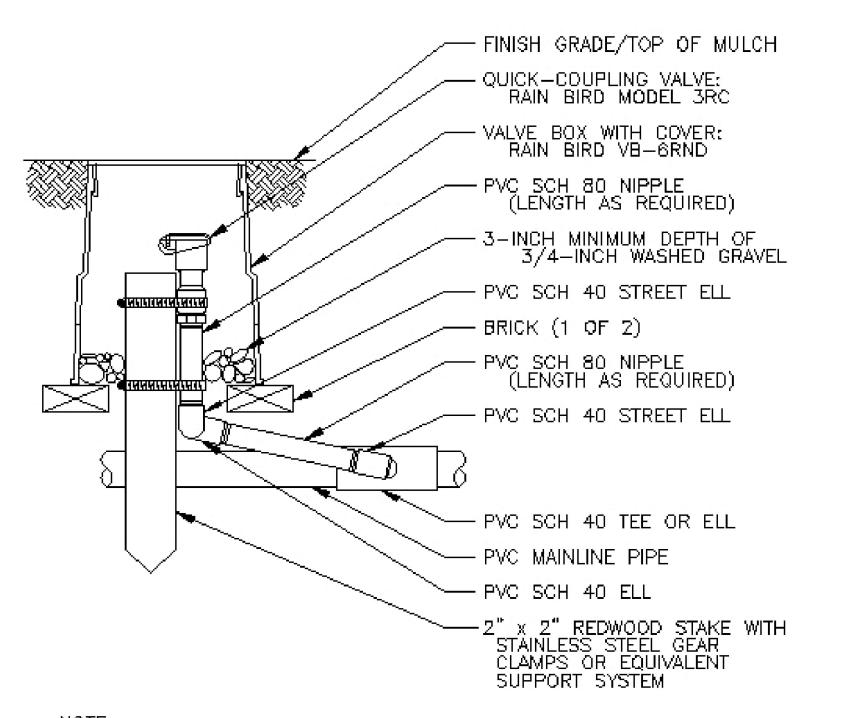
03 (E RCP)









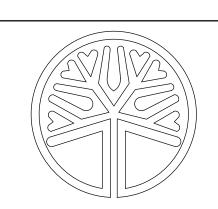


NOTE: FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.





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STATE OF
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KESTREL RIDGE
PLANNED RESIDENTIAL DEVELOPMENT
13217 & 13305 CHAIN LAKE ROAD
MONROE, WA 98272

DRAWING TITLE:
IRRIGATION PLAN

APPLICANT:

PROSPECT DEVELOPMENT, LLC
2913 5TH AVENUE NE
PUYALLUP, WA 98372
CONTACT: MARK HOLLAND
425 745-9176

DRAWING INFORMATION

ODG PROJECT #: 18-218

DRAWN BY: KL

CHECKED BY: KL

DATE:

AUGUST 7, 2018

SHEET NO:

L-8